



47 Maes Hyfryd

Colwyn Bay LL28 5NE

£165,000

A rare renovation opportunity in a superb setting with outstanding views across the Conwy Estuary towards the Carneddau mountains.

The property enjoys an elevated position with far-reaching views from the rear over open countryside, the River Conwy, towards the Carneddau mountain range. The large rear garden offers plenty of scope for landscaping, extensions (subject to necessary consents), or simply to enjoy as a generous outdoor space.

Occupying a generous corner plot at the end of a quiet cul-de-sac, this traditional semi-detached home offers huge potential for redevelopment or refurbishment to create a superb family home in a sought-after residential location.

LOCAL OCCUPANCY RESTRICTIONS APPLY.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>





Location

Located in the popular village of Glan Conwy, the property is within easy reach of local amenities, schools, and transport links, while the historic town of Conwy, the coastal resorts of Llandudno and Colwyn Bay, and the A55 Expressway are all within a short drive.

- Three-bedroom semi-detached house
- Generous corner plot with large garden
- Rear-facing views over the Conwy Estuary and Carneddau range
- Quiet end-of-cul-de-sac location
- In need of full renovation
- Huge potential to extend or improve (subject to consent)
- Popular residential area within reach of coast and countryside

Accommodation Affords:
(approximate measurements only)

Front Entrance Porch:
6'10" x 4'0" (2.1m x 1.22m)
Timber and glazed front door and windows; tiled floor;
Timber and glazed door leading to:

Reception Hall:
Shelving unit; staircase leading off to first floor level;
coved ceiling; radiator.

Lounge:
18'0" x 13'6" (5.51m x 4.12m)
Feature fireplace surround; built in storage and display
cupboards to alcove recess; 2 radiators; coved ceiling;
serving hatch; rear sliding patio doors leading onto:



Sun/Lounge:

22'11" x 6'6" (7m x 2m)

Tiled floor; perspectives roof; windows overlooking rear garden enjoying views; door to outside.

Sitting Room:

12'4" x 9'10" (3.78m x 3m)

Radiator; fire place surround and hearth; sealed double glazed window to front; understairs storage cupboard.

Kitchen:

12'0" x 9'10" (3.67m x 3m)

Base and wall cupboards; worktops; tall cupboards; gas hob; filter extractor; oven (not tested) timber clad ceiling; window to rear outside elevation. Timber and glazed door to rear cupboard entrance passage with door to front and rear of property; wall mounted glow worm central heating boiler; open access to workshop and store 5.45m x 2.42m and 2.44m x 2.37m work bench power and light connected.

First Floor Landing:

Double glazed window overlooking front.

Bathroom:

5'6" x 7'8" (1.68m x 2.35m)

Three piece suite comprising panel bath and shower above; pedestal wash hand basin; low level w.c; radiator; wall tiling.

Bedroom 1:

12'3" x 9'8" (3.75m x 2.97m)

Built in wardrobe and storage cupboard to alcove recess; radiator; large window overlooking rear enjoying extensive views.

Bedroom 2:

10'2" x 9'10" (3.1m x 3m)

built in wardrobe and cylinder cupboard; double glazed window overlooking side and rear elevation enjoying extensive views.

Bedroom 3:

8'9" x 7'10" (2.67m x 2.41m)

Built in wardrobe and storage cupboard; double glazed window; radiator.

Outside:

Property has small front garden with shrubs and walled boundary. Extensive rear garden mainly grassed with a variety of established shrubs and plants.

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Services:

Mains water; electricity, gas and drainage.

Council Tax Band:

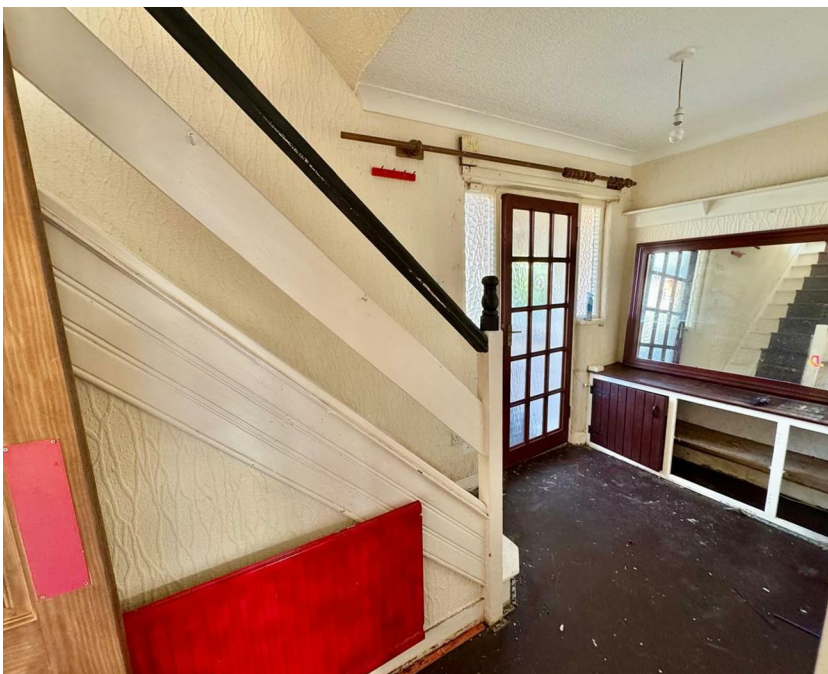
Conwy County Borough Council tax band C

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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